

Community, Leisure & Recreation Committee

Date:	25 July 2017
Title:	Cricket Club Clubhouse Redevelopment
Contact Officer:	Graham Hunt, Town Clerk Janine Howells, Asset Manager

Purpose of this Report

1. To provide a verbal / written update on the progress of the redevelopment of the Cricket Club clubhouse.

Update

2. A further planning application P17/S1296/FUL was submitted and approved.
3. Simon Keen of Ridge and Partners LLP has been appointed as Employer's Agent (i.e. Project Manager). An initial project execution plan was swiftly supplied.
4. Working closely with relevant professionals engaged on the project, Simon established all appropriate detail and subsequently published a comprehensive Invitation to Tender on 23 June 2017 on the Contract Finder service, with a closing date of 24 July 2017, all in line with procurement procedures. There was wide local publicity of the tender opportunity following the Town Council press release.
5. The Cricket Club Clubhouse Redevelopment Working Group (CCCRWG) (as agreed at Council meeting on 25 April 2017) held its first meeting on 4 July 2017, where it reviewed Funding progress, Tender progress, Cost status and Legals progress.
6. Sport England has declined the Cricket Club's grant application, while the Leader bid has been successful at a slightly increased amount of £42,000. Total confirmed funding is now £762,000 (though this includes £14,770 of s106 relating to The Elms which should be considered at risk). £145,000 of potential further funding has been identified, but not yet secured.
7. There is no way of knowing how many tenders may be received. So far there has been one promise and a number of vague queries, so the current biggest risk is that there will be no tenders submitted. The CCCRWG will need to decide how and when to re-tender in that eventuality. A tender opening event is scheduled for the morning of 25 July 2017. That will be followed by Simon Keen executing detailed analysis / scoring and making a recommendation to the CCCRWG. That then may be followed by further negotiation on exact price, which is the next biggest risk, in that the price may be beyond the funding available. Again the CCCRWG would need to decide whether to proceed on a reduced scale, or whether to re-tender on a reduced basis. We cannot commit to anything beyond the funding available.
8. There is increased pressure on costs through additional geophysical work identified through the initial trial pits which has in turn identified a need for stronger than expected foundations. Extra work executed by the architects Holland & Green is also under discussion. Total funds committed as at 18 July 2017 was £87,584.61 of which £44,150.79 has been invoiced and paid.

9. If an acceptable tender is received, that will need to swiftly move towards signing of JCT Design and Build contract along with collateral warranties and novation deed. **The CCCRWG requests authority to seal such contracts / warranties / deeds on behalf of the Council, subject to sufficient specific funding being secured, to enable the development to progress as swiftly as possible.**
10. Drafts of the Agreement to Lease, the Partnership Agreement (now called “An Agreement to Work Together”) and the revised 99 year Lease (all between the Cricket Club as Tenant and Town Council as Landlord) have been reviewed. A face to face, line by line walk through has been executed by the Town Clerk with Roger Taylor, the Council’s solicitor and revised drafts are now expected. It is hoped that those will be in a state that can be shared with the Cricket Club for further review. **The CCCRWG requests authority to seal such agreements/leases on behalf of the Council, subject to its own due diligence to save separate agenda items at future (and possibly additional) Council meetings.**
11. The project schedule is around three weeks behind the original target, but the aim is still to commence works at the end of the current cricket season. This is the third biggest risk facing the project in that complexities may lead to further delays.

Action Required

12. To note the report and confirm delegated authority to the CCCRWG to enter into relevant contractual agreements on behalf of the Town Council.